

## MEETING RECORD

**NAME OF GROUP:** HISTORIC PRESERVATION COMMISSION

**DATE, TIME AND PLACE OF MEETING:** Thursday, April 16, 2015, 1:30 p.m., Conference Room 214, 2<sup>nd</sup> Floor, County-City Building, 555 S. 10<sup>th</sup> Street, Lincoln, Nebraska

**MEMBERS IN ATTENDANCE:** Tim Francis, Jim Hewitt, Jim Johnson, Berwyn Jones, Liz Kuhlman, and Jim McKee; (Greg Munn absent). Ed Zimmer, and Amy Hana Huffman of the Planning Department; Kevin Abourezk from the *Lincoln Journal Star*.

**STATED PURPOSE OF MEETING:** Regular Historic Preservation Commission Meeting

Acting Chair Tim Francis called the meeting to order and acknowledged the posting of the Open Meetings Act in the room.

Francis requested a motion approving the minutes for regular meeting held March 19, 2015. Motion for approval made by Johnson, seconded by Kuhlman and carried 6-0: Francis, Hewitt, Johnson, Jones, Kuhlman, and McKee voting 'yes'; Munn absent.

The opportunity was given for persons with limited time or with an item not appearing on the agenda to address the Commission.

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 747 O STREET IN HAYMARKET LANDMARK DISTRICT, HARGREAVES/SCHWARZ BUILDING:**

**PUBLIC HEARING:** April 16, 2015

Members present: Francis, Hewitt, Johnson, Jones, Kuhlman, and McKee; Munn absent

Liz Kuhlman came forward to present an update on the Schwarz Paper building and asked for approval of a modified design for the south addition south side would be demolished and rebuilt. The window pattern has changed, increased in size, and repeats the proportion, color, and spacing of the original building. The design has also been simplified so the old building can stand out. There is a galvanized metal shingle divider. There will be a new canopy on the east to replace the existing one which is in poor condition.

They are preparing for condos on the upper floors with some balconies on the south side. There will not be more than two per level, but they want to leave some flexibility at this time for the condo owners.

McKee asked how many units would be on each floor? Kuhlman said she is unsure.

Jones asked what the main building will be? Kuhlman replied that the 1st Floor will be office or retail. The upper floors will be residential. The dock on the east side will be reconstructed with exposed concrete, similar to what is seen in other areas. The balconies will also be galvanized steel. The last parapet is not taken up as high, again to distinguish a separation between the old and new.

McKee asked what type of retail tenant will be there, and if there will be a lobby? Kuhlman said those details are not yet known. On the existing north side, there will be an entry on the 1<sup>st</sup> floor for condo owners and the rest will be retail. Ideally they will secure a tenant so they can work with them.

McKee asked the time frame of this project? Kuhlman said they would like to start construction this summer but are still working with Urban Development.

The Commissioners agreed it is a handsome design.

**ACTION:**

McKee moved to recommend approval for a Certificate of Approval of the Hargreave/Schwarz Paper Building; seconded by Jones. Motion for approval carried 5-0: Francis, Hewitt, Johnson, Jones, and McKee voting 'yes'; Kuhlman abstained; Munn absent.

**DISCUSSION AND ACTION ON THE SSH ARCHITECTURE REDEVELOPMENT PROJECT::**

**PUBLIC HEARING:**

**April 16, 2015**

Members present: Francis, Hewitt, Johnson, Jones, Kuhlman, and McKee; Munn absent

Ernie Castillo, Urban Development Department, stated this project is located at 63<sup>rd</sup> and Ballard. Because it is within the Havelock Redevelopment Area, it is before the Historic Preservation Commission rather than Urban Design Committee. The process for this item includes the current plan amendment phase, which identifies it in the plan, approval by Planning Commission and then City Council. Urban Development and Law will work out a redevelopment agreement for the project to identify potential uses of Tax Increment Financing. This could include things like facade enhancements, site preparation, and alley work.

Zimmer explained that Urban Design Committee reviews most TIF projects, but not within 300 feet of a Historic District. This is before HPC for comment to City Administration on the desirability and design suitability of the project.

Kevin Hittle, SSH Architecture, said that approximately twenty years ago, there was talk of relocating SSH from the 84<sup>th</sup> and O Street office to Havelock, but the partners of SSH owned the building where they were housed, so there was resistance. Mr. Hittle is now the sole owner of the firm. For the past several years, he has been looking to purchase property in Havelock to relocate, but availability of suitable property is rare. Seven months ago, land became available in an ideal location behind Misty's. It is already zoned properly.

Hittle described the new building which will have just under 4,000 square feet of office space. SSH will occupy about half, and the other half will be for expansion and potential lease space. A common space with kitchen, restrooms, and a break room will separate the two spaces in the center. The second and third levels will be eight, two-bedroom apartments with a row house look. The required parking will be installed in back. The number of stalls is yet to be determined. The entrance is off the alley. This off-street parking is primarily for employees and tenants. Additional on-street parking is still in a schematic design phase, but will maintain the existing character of Havelock street and allow front door access to clients. The exterior building finishes will keep the feel of the Historic District, with more contemporary finishes on the interior. This intersection is right across from Havelock Park, which will be a nice amenity in addition to all the other amenities Havelock has to offer.

Jones asked if the City has approved the on-street parking? Hittle replied that as of now, they have. Zimmer noted that the pattern of parking on Havelock Avenue is diagonal parking.

Jones asked what exists on the property now? Hittle said there were two houses there in the mid-1990s, but they were demolished by Misty's in 1997 for additional parking, though Misty's they did not move forward with that concept. There is an existing curb cut.

Hittle said there is one owner-occupied house adjacent to the property and still within the B-3 District area. There is an existing fence dividing the two properties. SSH will work with them on how to deal with the fence, and on providing a good amount of landscaping on the south end. Jones asked if that neighbor was aware of today's meeting? Hittle replied that he is meeting them on the upcoming Saturday, but wanted to get the Commission's input before moving ahead with that. Zimmer said that because this is a redevelopment project, there will be subsequent steps in the public process when it comes to many of the design aspects. Hittle said that he has spoken with the Havelock Business Association, and they had no negative comments.

Hittle went on to say that SSH would like to widen the alley from the fifteen foot, single lane, out to two lanes leading to the parking lot. On the main level, SSH offices will be at south end, with the common use through the center, then 1200 square foot of leased office to the north. Johnson asked if there is an idea of the preferred type of tenant that will lease the other office? Hittle replied that it will probably be a smaller, destination office rather than retail.

Hittle described the layout of the apartments. They will each have a private entrance on the west side, directly to a stair. The main level, on the 2<sup>nd</sup> floor of the building, enters into the living room with fairly large windows overlooking park. There is also the kitchen, laundry, and bathroom. The second apartment level will have two bedrooms and one bath. Francis said the design is appealing. Jones added that it is probably be the biggest new development in Havelock in some time and it is great to see new growth there.

Hittle went on to say that the design avoids having one long facade since the existing width of Havelock Ave. commercial buildings is 25-30 feet. The SSH building is broken into three facades to look like three separate buildings in order to maintain the store-front concept with the living room windows above.

McKee asked if the facade on east elevation is brick? Hittle said it is full brick on the east and north, approximately half brick in the middle, and two-thirds in the remaining. Kuhlman asked about the material above the brick? Hittle is not yet sure, but looking more at applied architectural metal siding or panel.

Hittle said one thing that would be different from stores in Havelock is the potential addition of landscaping between the sidewalk and building since it is right on the edge of residential; it is desirable to create a smooth transition to the neighborhood. Kuhlman added that it also ties the building to the park.

Zimmer stated this project started with a strong concept and Mr. Hittle has been responsive to suggestions regarding how to make the building generally fit the area without trying to pretend that it is a historic building, which is the good design goal for this area.

If this Commission approves of the general direction of this project, an appropriate motion would be approval that the City should move forward with this project and that it is in the interest of the public.

**ACTION:**

Jones moved to recommend approval of the SSH Architecture Redevelopment Project; seconded by Kuhlman. Motion for approval carried 6-0: Francis, Hewitt, Johnson, Jones, Kuhlman, McKee voting 'yes'; Munn absent.

**APPLICATION BY LINCOLN PATIO & AWNING FOR A CERTIFICATE OF  
APPROPRATENESS FOR WORK AT 6125 HAVELOCK AVE. IN THE HAVELOCK  
AVENUE LANDMARK DISTRICT:**  
**PUBLIC HEARING:**

**April 16, 2015**

Members present: Francis, Hewitt, Johnson, Jones, Kuhlman, and McKee; Munn absent.

Zimmer presented an updated design and new proposal. The new design is much tighter to ghd front of building and is more triangular to match the neighbors. It will not protrude as far. They reduced lettering size and removed the phone number, adding an address instead.

The new trim color creates a more muted effect and relates better to the existing colors and the decorated tile roof above.

McKee clarified that it is not a canopy.

Francis said it is a shallow awning and is more to scale with the neighbors. Zimmer added the ends are open to reduce the mass.

Kuhlman express her thanks to the applicant for working with the Commission

**ACTION:**

Kuhlman moved to recommend approval of the Awning/Sign for the Crandall Building at 6125 Havelock Avenue; seconded by Jones. Motion for approval carried 6-0: Francis, Hewitt, Johnson, Jones, Kuhlman, McKee voting 'yes'; Munn absent.

**METAL ROOF FOR 7056 S. 30<sup>TH</sup> STREET:**  
**PUBLIC HEARING:**

**April 16, 2015**

Members present: Francis, Hewitt, Johnson, Jones, Kuhlman, and McKee; Munn absent

Zimmer stated there is no new information for this item this month.

**APPLICATION BY BRYAN MEDICAL CENTER FOR A CERTIFICATE OF  
EXCEPTION ON GROUNDS OF HARDSHIP OR INSUFFICIENT RETURN FOR  
DEMOLITION OF SOPHY TEETERS NURSES RESIDENCE, A DESIGNATED  
LANDMARK AT 1650:  
PUBLIC HEARING:**

**April 16, 2015**

Members present: Francis, Hewitt, Johnson, Jones, Kuhlman, and McKee; Munn absent

David Reese, Bryan Medical Center, appeared with Don Sheets, also of Bryan Medical Center. He stated he relayed information about the Teeter family to Zimmer. They are excited about the memorial garden proposal. There is also a letter that was received from the Near South Neighborhood Association.

Zimmer stated that there was internal discussion in Planning Dept. on the matter of the garden, and that it does not make sense to continue the landmark designation if the building is removed. The garden would be shown on the site plan, so if they made changes to that approved plan, they would be required to come forward showing those changes. Our recommendation would be to ask the hospital to file a change of zone to remove that landmark from the property. It would be similar to the National Register process. If the building came down, that register has a process that removes the listing. We did not discuss that at last month's meeting.

Rebecca Hasty, 1640 S. 24<sup>th</sup> Street, has heard much opposition from others. The vote for the letter in support from the Near South neighborhood was very close. Zimmer said the result was 7-5 in favor, with several abstentions. Hasty went on to say that she and others saw no notification in the *Lincoln Journal Star* about this, and had no knowledge of the presentation at last month meeting.

Kevin Abourezk, *Lincoln Journal Star*, confirmed that there was an article in the paper.

Hasty said this building came up for discussion years ago and it was agreed then that the building would be used. The commitment made then was that it would be saved and repurposed. There are examples of successful repurposed building, such as the house on the former Vet's campus being moved to Walton and converted to a bed and breakfast. When Bryan bought the campus, they knew this building was part of it. To let it lapse into bad condition is bad behavior on their part. This building means so much for many. Things that start out as green space often become parking lots. This building is irreplaceable. She went on to read comments from several individuals who, in her opinion, also expressed opposition to this project. Bryan is constantly developing new projects and it seems that money should not be an issue for them. The nurses who lived in the dormitory deserve more recognition and respect. If the William Jennings Bryan house was saved, why not this building?

Elizabeth Taylor, 6001 W. Yankee Hill Road, went to the Near South meeting and

listened to Bryan's presentation with an open mind. She wonders at what point it would be worth investing money to make the historic building better and return its value. She questioned how you put a comparative market analysis on a historical landmark. It is the last remaining building of the original Lincoln General campus and it represents the history of the school. Teeter was a prominent community member who devoted his time and money to the community. The building is beautiful and the public never really gets a chance to see it.

Jones said that preserving this type of history is important. For example, he and his family stayed at a Welsh inn that his great, great grandfather ran. They visit an old family church where a fresco had only recently been rediscovered. It has family and historical value and no one would consider making drastic changes now. In some places, we can visit a 12th Century church. This commission has a hard time saving a beautiful, historic building that isn't even a hundred years old.

Hasty said that it is the job of the Historic Preservation Commission to preserve buildings. It is the last remaining building and represents an era of on-site nurse schooling. It can be adapted for other future uses.

Reese said he appreciates all of the sentiment for the building. Bryan has gone through the entire process. There were neighborhood meetings with 30 people in attendance. Irving gave unanimous approval. This is emotional and people have strong feelings, which is why Bryan chose this type of memorial garden project. We also talked to nurses alumni. There are individuals on both sides, but overall, we received support. We are doing what we can to preserve the history, which is why the proposed plan is a memorial garden that nurses can enjoy now. It is not necessary to repeat all of the details, but all of the steps we have taken should be considered.

Kuhlman asked, if Bryan was allowed to proceed, what guarantee would there be that it will not become a parking lot? Reese replied that it is not a practical location for use as a parking lot. He cannot make guarantees for what could happen in fifty years. Bryan wants to provide a nice outdoor area for staff, the neighborhoods, and to commemorate the nurses and the Teeter family.

Jones said that the Commission also did not foresee the building being demolished when it was reviewed in 2002.

Zimmer said the entire campus operates under special permit with an approved site plan. The zoning is residential. In the future, there is a political process in which, if the changes were made to the garden, the owner would have to go through the entire process including public hearing. Much of the discussion in 2002 revolved around the fact that this process was in place, under ordinance, for this type of public airing if the time ever arose when changes were proposed.

Jones said that six months will pass and they will tear it down.

Francis asked if the hearing could be extended another 30 days for more public hearing? Zimmer said that a hearing was already held at last month's meeting and under ordinance, acting today would be the proper schedule.

Hewitt stated that he will abstain.

Hasty asked Reese if Bryan had contacted the Nurses Association. Reese replied that they worked with the alumni board for those who had graduated from the school, but not the Nurses Association as a whole.

Don Sheets, Bryan Hospital, stated that this has been a public process. There was an article and we have gone above and beyond the normal to get as much feedback as possible.

Don Nelson, Prairie Fire, said that he has lived near the property and is very familiar with it. He has no connection to anyone in the room today, has served on several boards, and brings a different perspective. Some properties become less desirable over time, sometimes due to negligence, and then the owner comes before this commission and pleads a case to remove the structure. There should be a transition plan and even more discussion with the public. He said that he also did not see anything announcements or articles about this project despite paying attention to changes in the community. The process should be slowed down and expanded. With so many non-profit organizations, and even for-profit, there could be a new purpose for this building. The Industrial Arts Building on Innovation Campus is a great recent example of a building that was set for demolition, but public outcry cause a reconsideration, and now it is becoming a beautiful, useful, restored building. This is an opportunity for people to think outside the box and work within the business plan of those who own it. If we reignite people's imaginations, slow the process down, someone's dreams could be fulfilled in that structure, despite all the things that are "wrong" with the building.

Reese said he was born and raised in this community. His father was a physician here for years. Bryan spent an immense of time looking at this internally, looking for potential uses long before bringing a proposal forward. We feel this is an ingenious solution that preserve the soul of what is there.

Jones said if we turn this down today, it gives public 6 months to come up with alternative and to make their views known.



**ACTION:**

Jones moved to deny the Certificate of Exception for the demolition of the former Sophy Teeters Nurses Residence at 1650 Lake Street; seconded by Johnson. Motion for denial carried 5-0: Francis, Johnson, Jones, Kuhlman, McKee voting 'yes'; Hewitt abstained; Munn absent.

**Staff Report:**

Zimmer stated the Historical Society needs to know what the attendance will be at their conference on Friday May 1<sup>st</sup>, and Saturday, May 2<sup>nd</sup>. Grant funds can be used for anyone who wants to enroll. Saturday there is morning session just for historic preservation on the design review process. There is also a Thursday night reception.

There being no further business, the meeting was adjourned at 2:58 p.m.